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August 12, 2014

Canandaigua City Council  
City of Canandaigua PUD Committee  
2 North Main Street  
Canandaigua, New York 14424

**Re: Canandaigua Lakefront Planned Unit Development  
Phase I – Amended Final Site Plan Approval**

Dear Council/PUD Committee Members:

This office has been retained by Morgan-LeChase Development, LLC (“Morgan-LeChase”) to assist in obtaining municipal approvals for development within the Canandaigua Lakefront Planned Unit Development (“PUD”). The subject PUD is located south of Eastern Boulevard, east of Booth Street, and north of Lakeshore Drive in the City of Canandaigua.

On April 3, 2014, the Canandaigua City Council adopted a Resolution issuing final site plan approval for Phase I of the North Shore project. Since the time of the approval, the developer has been active in pursuing other development approvals, finalizing financing and generally working toward construction.

As is typical within the life cycle of a development of this nature, some minor modifications and enhancements (all within the parameters of the amended sketch plan approval for the overall PUD and the preliminary site plan approval for Phase I) have been developed. A thumb-nail of the changes are as follows:

Site Plan:

- Surface parking increased from 101 spaces to 116.
- The parking garage at Building B now has one point of entry/exit, before there were two.
- The Public Parking Lot behind Hess will be fully reconstructed as part of Phase 1 in lieu of upgrading the current lot to a serviceable condition.
- Sanitary piping main for future phases will be installed along the north portion of the property to the existing pump station.

Building A

- The overall square footage has been reduced from 18,000 to 15,000.
- The footprint has been shifted and reduced to allow for more surface parking.
- The Facade has been modified to reflect these updates.

Building B

- The number of Residential Units has been reduced from 137 to 135, and balconies have been added to each unit.
- The footprint has been shifted to allow for more parking on the interior, the number of spaces has been increased from 137 spaces to 145.
- The Facade has been modified to reflect these updates.

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In discussion with City staff, the process to implement the modifications/enhancements is an amendment of the final site plan approval in accordance with the procedures set forth in Code Section 850-124(E), (F), and (G). In accordance with those sections, maps and plans prepared by Passero Associates (the project engineer) and Hanlon Associates (the project architect) are being submitted to the City for review.

It is our understanding that this matter will be the subject of a public hearing to be held on August 21, 2014 at 7:00 p.m. at the Hurley Building. We look forward to presenting this request at that time.

Thank you very much for your courtesy.

Sincerely,

WOODS OVIATT GILMAN LLP

  
Jerry A. Goldman

JAG/mxm